LOT 1
MINER PINES OR 2471/1190

BAYER PAUL LOUIS & CHERYL ANN
85901 MINER PINES COURT
YULEE, FL 32097

2023

38-2N-27-0585-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

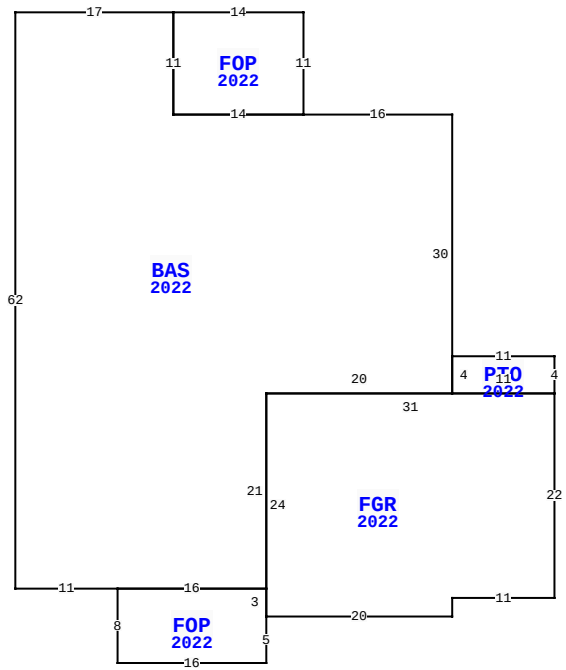
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2,164	298,740
FGR	722	55	397	54,806
FOP	128	30	38	5,246
FOP	154	30	46	6,350
PTO	44	5	2	276
TOTALS	3,212		2,647	365,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,647	116.2560	138.05	365,418	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2164 HX Base Yr



85901 MINER PINES CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	365,418
TOTAL MARKET OB/XF VALUE	7,774
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	453,192
SOH/AGL Deduction	19,500
ASSESSED VALUE	433,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,692
TOTAL JUST VALUE	453,192
NCON VALUE	373,192
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008620	SCRN ENCL	6,182	07/06/2023
230004989	MTL GAR	109,692	04/18/2023
22014725	CO ISSUED	0	09/27/2022
21007486	NEW CONSTR	328,916	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1130	2/06/2023	WD	Q	I	01	562,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: BAYER PAUL LOUIS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N11 W14 S11 E14$ W14 N11 W17 S62 E11 FOP=[YR=2022] S8 E16 N5 FGR=[YR=2022] E20 N2 E11 N22 PTO=[YR=2022] N4 W11 S4 E11$ W31 S24$ N3 W16$ E16 N21 E20 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,495.00	SF	5.20	5.20	100	2022	2022	3	100	7,774	

LAND DESCRIPTION

TOTAL OB/XF 7,774

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		OR	217.00	200.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS